



**Paradise Design Code
Supplementary Planning Document
(SPD)**

Consultation Statement

April 2023

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1. Introduction

1.1 **This Consultation Statement has been prepared in accordance with Regulation 12(a) of the Town and Country Planning (Local Planning) Regulations 2012.**

1.2 The Paradise Design Code Supplementary Planning Document (SPD) sets out a framework of design requirements for new development in the Paradise and Wood Lane area, which is currently allocated for mixed-use development in the adopted Site Allocations DPD (2017)¹. These requirements are site-specific, clear and detailed. The purpose of the SPD is to enhance the character of the local area and ensure future design quality of developments coming forward on the site.

1.3 The Council are grateful for the time residents, businesses and organisations have spent engaging with the draft document. This statement sets out the engagement process in detail, summarises the main issues raised and sets out the Council's response.

1.4 The Consultation Statement is structured as follows:

Section 2. Consultation Report: explains the how the Council engaged in accordance with our Statement of Community Involvement, including the individuals invited to make responses, the methods used and the overall level of response.

Section 3. Analysis of Responses: is where the Council identify the key points raised in the responses to the consultation, and demonstrate how these comments have been taken into account when preparing the final document.

Section 4. Next Steps: set out the adoption timetable for the SPD.

Appendix A. Supporting Information: provides copies of the key material used to advertise the consultation. This includes copies of the notification for the consultation and the public notice.

Appendix B. Early Engagement: contains an overview of the community engagement undertaken at the early stages of preparing the SPD, which informed the content of the document.

Appendix C. Full Text of Responses: contains full copies of all the individual responses made to the consultation.

¹ Site Reference MU3, p.22 <http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations>

2. Consultation Report

2.1 Background

2.1.1 The consultation on the Paradise Design Code – Draft Supplementary Planning Document (SPD) was undertaken in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012. The consultation was also carried out in accordance with the requirements set out in the Statement of Community Involvement (SCI), adopted by Dacorum Borough Council in 2019.

2.1.2 The consultation sought views and opinions from residents, businesses and organisations on a full draft version of the SPD. This follows an extensive programme of engagement which took place in the summer and autumn of 2021. Full details of this is set out in Appendix B of this document.

2.1.3 The statutory public consultation took place between 12pm on the 28th October 2022 and 11:59pm on the 28th November 2022. This satisfies the requirement to consult for a 4 week period, which specified in the SCI.

2.1.4 The consultation draft document can be viewed on our online consultation portal².

² <https://consult.dacorum.gov.uk/kse/event/37164>

2.2 Engagement Methods

2.2.1 Everyone who was on the Council's Strategic Planning consultation database at the time of the consultation start date were notified of the consultation by e-mail, or by post mail where no e-mail address was recorded. This includes all specific (statutory) bodies, general and other bodies, and the wider community.³

2.2.2 The Council sent a separate notification of the consultation by e-mail to; Town and Parish Clerks within the Borough, elected County Councillors for Dacorum, and all of Dacorum Council's elected members and its Senior and Corporate Leadership Team.

2.2.3 We used a variety of engagement methods to advertise the consultation. Full details of the methods and levels of engagement are listed below. The figures stated below refer to the documents provided in Appendix A: Supporting Information.

Digital

- Dacorum Current Consultation Website: 48 page visits
- Dacorum Additional Planning Document Website: 503 page visits
- Consultation Portal (figure 1): 560 views from 326 users.

Notification

- Consultation Database Notifications (figure 2 and 3):
 - 7,002 E-mail (one to each registered consultee for each consultation)
 - 2,096 Postal (one letter to each consultee covering both consultations)
- Separate Postal Notification to all landowners on the site (figure 3).

Public Notice

- Public Notice in Newspaper published in the Hemel Gazette on 26th October 2022 (figure 5 and 6).
- Public Notice published online on the Hemel Today website on 26th October 2022 (figure 7).

Press/Media

- Media release sent to 359 media contacts for wider circulation.

³ As set out in Part A, Section 3: 'Who We Consult' of the SCI: <https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/statement-of-community-involvement>

Publications

- An article was published in the digital Dacorum Life Newsletter on the 3rd November 2022 (figure 8): 12,337 subscribers

Social Media

- The consultation was advertised to 4,573 connections on LinkedIn.

Hard Copy Documents

- Hard copies of documents were made available for public inspection throughout the whole consultation period at the three deposit points listed within the SCI:
 - The Forum
 - Berkhamsted Civic Centre
 - Victoria Hall
- Hard copies of documents were also made available for the public in the reference section of the seven libraries located in Dacorum during their normal opening hours:
 - Adeyfield
 - Berkhamsted
 - Bovingdon Community Library
 - Hemel Hempstead
 - Kings Langley Community Library
 - Leverstock Green Community Library
 - Tring
- Hard copies of documents were made available to purchase from Strategic Planning.

Town and Parish Councils within the Borough

- The Council separately notified the 16 Town and Parish Councils in the Borough by e-mail (figure 4). This notification established that, if requested, the Council had made hard copies of the document available without cost to ensure that the town/parish council could hold their own reference copy.

Dacorum Borough Council's Elected Members

- Notified 51 Dacorum Elected Members by e-mail
- Notified 10 County Councillors for Dacorum by e-mail
- Members' news: Notified of consultation using the weekly e-newsletter on the 4th November 2022.

2.3 Making Representations

2.3.1 Feedback on the Paradise Design Code - Draft SPD was invited as a self-completion comments form. The form contained only one question which simplified the process for consultees who wished to make general comments on the document, whilst allowing those who referenced specific sections/paragraphs within the document to do so.

2.3.2 The comments form could be completed using our online consultation portal. The portal was advertised by providing a hyperlink in a variety of locations, including on the Council's Additional Planning Guidance webpage, as part of consultation notifications and within other advertisements for the consultation. The portal provided the option of providing comments on the draft SPD, as well as supplementing that response with additional material.

2.3.3 If it was not possible to make comments directly on the consultation portal, responses could also be accepted:

- a. By email: responses@dacorum.gov.uk
- b. By post: Strategic Planning, The Forum, Marlowes, Hemel Hempstead, HP1 1DN.

2.3.4 For those making comments by email or post, a downloadable and editable comments form (see figure 9) was provided on the Additional Planning Guidance web page. This could be completed as an online form and emailed, or printed out and posted as a letter.

2.4 Level of Response

2.4.1 The consultation received a total of 23 comments from 23 consultees. Out of these, five consultees responded to the consultation stating that they had no comments to make on the draft SPD.

2.4.2 Eleven of these responses were made directly within the online consultation portal, and twelve were made via e-mail. No responses were received via post.

2.4.3 Detailed analysis of the responses can be viewed in Section 3 of this report, and the full text of all the responses submitted can be viewed in Appendix C of this document.

3. Analysis of Responses

- 3.1 The detailed responses below set out the actions that will be taken in response to individual comments, points and issues.
- 3.2 The responses received were individually reviewed and collated within table 3.1. Where members of the wider community provided a response, these were summarised and included within one section of the table. Responses from a specific (statutory), general or other consultee were summarised individually, irrespective of whether similar comments had been received and previously noted.
- 3.3 An officer response has been provided against each issue raised. This is then followed by a list of all the consultees who responded to the consultation stating that they had no comment to make.
- 3.4 Table 3.2 then identifies where the Paradise Design Code SPD has been revised as a result of the consultation comments received.
- 3.5 Full text of the responses to the consultation can be found in Appendix C of this document.

Table 3.1: Responses and Officer Comments

Question Text: Do you have any comments on the Paradise Design Code – Draft SPD?		
Consultee Name	Key Points Raised in Representations	Officer Response
Hertfordshire Fire and Rescue Service - Andrew Butler	<p>Hertfordshire Fire & Rescue Service’s capacity to deliver an emergency response is not unduly affected by individual developments but may be a cumulative effect that could limit capacity in the Dacorum Area.</p> <p>Contributions may be sought from development schemes which have the potential to increase the demand on the service (Section 106 and CIL).</p> <p>The expansion of Hemel Hempstead through development provides an opportunity for planning authorities to take a national lead by applying a proactive approach towards protecting the community and infrastructure through in-built fire suppression systems.</p> <p>Measures to ensure the consideration of fire safety matters as they relate to land use planning are incorporated at the planning stage for schemes involving a relevant high-rise residential building (from 1 August 2021).</p>	HFRS will be consulted at planning stages on Paradise applications regarding developer requirements and obligations including Section 106 and CIL.
Affinity Water Ltd. Planning Team	No Specific comments relating to the information included within the Paradise Design Code SPD, however there is no mention of water efficiency within the document.	Water Efficiency is a matter for detailed design at the planning application stage. Any proposal will be expected to comply with policy, regulation and guidance on Water Efficiency and Sustainable design principles including those set out in Dacorum’s Strategic Design Guide SPD. Water Efficiency is referenced within an

	<p>Paradise falls within a Government designated water stressed area. There is an expectation that developments in this location will include water efficient fixtures and fittings to minimise water use.</p> <p>Water Efficiency Measures are also required as part of building regulations and in the process of granting planning permission.</p>	<p>objective added to the Built Form regarding designing to address the Climate Crisis.</p> <p>Water Efficiency is a matter for detailed design at the planning application stage. Any proposal will be expected to comply with policy, regulation and guidance on Water Efficiency and Sustainable design principles including those set out in Dacorum's Strategic Design Guide SPD.</p> <p>Affinity Water will be consulted at planning stage on Paradise applications regarding developer requirements and obligations.</p>
Natural England	<p>The Paradise SPD is unlikely to have major effects on the natural environment however may have some effects.</p> <p>Consideration of issues of green infrastructure in SPD development (suggestions - use of green roofs and gardens, green roofs, new tree planting, altering management of land to improve biodiversity e.g. green verges, wildlife boxes, protection of natural resources such as ground and air).</p> <p>Consideration of enhancement of surrounding natural and built environment, use of natural resources more sustainably to bring benefits to the local community.</p> <p>Other design considerations include lighting assessment, Strategic Environmental Assessment / Habitats Regulations Assessment.</p>	<p>This comment is noted.</p> <p>The Paradise Design Code SPD includes many codes that relate to delivering and improving green infrastructure on site. The detailed suggestions regarding green infrastructure are welcomed and have been incorporated within the green infrastructure codes in the SPD. Further guidance can be found in Dacorum's Strategic Design Guide SPD.</p> <p>The Paradise Design Code SPD includes codes which relate to the enhancement of the natural environment to benefit the local community such as improving the connection to the Paradise Fields wildlife site.</p> <p>An SEA / HRA screening will be undertaken prior to adoption. Other considerations listed will be undertaken during the relevant planning application stage.</p>

<p>Designing Out Crime Officer, Hertfordshire Constabulary</p>	<p>Comment relates to inclusion of Prevention First and the role of Secured by Design (SBD) standards in developing sites.</p>	<p>The SPD sets strategic level policy only. High level secure design principles are included in Dacorum's Strategic Design Guide SPD. Hertfordshire Constabulary will be consulted at planning stage on Paradise applications regarding developer requirements and Secured by Design standards.</p>
<p>Hertfordshire County Council: Growth and Infrastructure Unit (Countryside & Rights of Way, Herts LEADS Ecology, Lead local flood authority, Highways Authority)</p>	<p>The County wish to be continually engagement throughout the evolution of this site, either through the emerging local plan process or further views of this design code once adopted. Site is centrally located in Hemel Hempstead and has the opportunity to include sustainable transport options within it.</p>	<p>This comment is noted. Continued engagement with Hertfordshire County Council to deliver a sustainable and connected area of the Town Centre would be welcomed.</p>
<p>Hertfordshire County Council: Countryside Rights of Way.</p>	<p>Site offers the opportunity to deliver a gateway for an extended Nickey Line into the southern end of the Town Centre. The nearby greenspaces and Public Rights of Way are an important resource for enabling recreations and active travel use of the Nicky Line. It is underroof that DBC are pursuing alternative routes to extend the Nickey Line as an active travel route one of the preferred routes would be passing through Paradise Fields to the east of this site.</p> <p>Developments within this site can contribute to this. Both within the site boundary area and beyond. Opportunity to establish segregated cycle and pedestrian routes into and from the town centre and beyond. Opportunities for enabling improvements to Public Rights of Way and greenspace routes to the east and north (linking with the Nickey Line) through potential developer contributions.</p>	<p>This comment is noted. The SPD fully supports onward links and possible future extension to the Nickey Line through improving the strategic green link from Hemel Town Centre to the gateway of Paradise Fields (this is mentioned in Appendix B). Further development regarding the Nickey Line extension will be undertaken within the Hemel Garden Communities Programme. An additional note regarding the Nickey Line will be added on the opportunities plan.</p> <p>This comment is noted. The SPD fully supports onward links and possible future extension to the Nickey Line through improving the strategic green link from Hemel Town Centre to the gateway of Paradise Fields. This will be picked up within the Hemel Garden Communities Programme.</p>

<p>Hertfordshire County Council: Herts LEADS Ecology</p>	<p>No ecology sites within site adjacent to Paradise Fields central LWS.</p> <p>Ecological sensitivity is considered low. Avoid light spill on adjacent trees / woody habitats. No fundamental ecological constraints.</p> <p>May be potential for roosting bats in mature trees and buildings if suitable roosting features are present.</p> <p>Should consider buffer to adjacent habitat LWS in east, enhance green corridor on eastern edge, biodiversity net gain measures such as native-species planting, wildflower sowing and habitat boxes for bats, birds hedgehogs and invertebrates.</p>	<p>This comment is noted, detailed points on biodiversity measures have been included within the revised codes.</p> <p>A note regarding a buffer zone has been included within the site wide codes accompanying the built form section.</p>
<p>Hertfordshire County Council: Lead local flood authority</p>	<p>Little reference to surface water management, flood risk or sustainable drainage systems (SuDS) within design code. Suggested addition and retrofit of SuDS and AuDS features are exhaustively explored across open spaces in the whole site including tree pits, rain gardens, SuDS planters, swales and permeable paving.</p> <p>It is recommended that all surface car parking areas to use permeable paving to encourage a source control approach to surface water management whereby runoff is captured and attenuated as close to where it falls as possible.</p> <p>Should be noted that much of the site is affected by a high risk surface water flow path coming off the nature reserve to the east. Plots E-K are high</p>	<p>A code has been added regarding SuDS inclusion which applies to all open spaces on the site. An objective has been added to the built form section regarding designing to address the Climate Crisis. This includes reference to SuDS.</p> <p>A reference to permeable parking surfaces has been added to the parking codes.</p> <p>A note regarding surface water flow risk to the site and additional risk to plots E-K has been added to the masterplan evidence base. A code has been added to</p>

	<p>risk of flooding from surface water (appendix A). Design code is encouraged to more robustly consider how flood risk could be managed in these parcels through the use of SuDS.</p> <p>It should also be noted that as part of any future planning application, the county council will require surface water to be managed up to and including the 1 in 100 year + 40% climate change event.</p> <p>It is advised at this early stage that the county council does not consider the cost of SuDS implementation and “there is no space” as acceptable justifications for their exclusion, and below-ground features such as attenuation tanks should be avoided. Above-ground SuDS should be exhaustively considered and should only be discounted where there is very strong technical justification.</p> <p>All developments should comply with local and national design SuDS guidance such as HCC’s LFRMS2, the national non-statutory technical standards and the National Planning Practice Guidance (NPPG).</p>	<p>maximise water capture and attenuation on the design of plots E-K. Design work to mitigate the risk of high surface flow will be undertaken at the detailed design stage of any planning applications.</p> <p>This is a matter for detail design at planning application stage of any planning application.</p> <p>This is a matter for detail design at planning application stage of any planning application.</p> <p>This is a matter for detail design at planning application stage of any planning application.</p>
<p>Transport HCC as Highways Authority.</p>	<p>The design requirements outlined in the national Cycle Infrastructure Design guide (LTN 1/20)2 should be a starting point when considering the redevelopment of the site, along with the county council’s Manual for Streets, which is already acknowledged within the draft design code.</p>	<p>The design of the cycle infrastructure on site will be subject to detailed design during the planning application stage including Cycle Infrastructure Design Guide LTN 1/20.</p>

	<p>There also needs to be recognition that the site is a destination relevant to the entire settlement of Hemel Hempstead and the movement framework should acknowledge that in terms of linking to wider aspirations through to consideration for cycle storage etc. (it is understood that the borough council is also looking to introduce cycle hire schemes and encourage e-bikes).</p>	<p>The movement framework plan shows indicative active travel routes connecting into wider Hemel Hempstead to maximise the connectivity of the site and Paradise Fields. This will emerge in more detail with work taken forward in the Hemel Hempstead Town Centre Strategy and Hemel Garden Communities Programme.</p>
<p>Historic England</p>	<p>Overall Welcome the design code as a comprehensive document and support the principals of high quality design and placemaking that it contains. Document shows respect and understanding of existing character of Hemel New Town.</p> <p>Factual Correction noted in Appendix B, Heritage and Townscape. Image B9 omits Grade II listing. Inclusion of locally listed building in the plan identifying 'Buildings of Architectural Merit' would be welcomed.</p> <p>Several comments made regarding clarity of images in Section 4 Identity Code & Appendix B to adequately support the interpretation of the policy:</p> <p>Section 4 / Appendix B Architectural Rhythms (pg62, 95) same photo is used later on to illustrate horizontal rhythm and balanced façade rhythm.</p>	<p>This comment is welcomed and noted.</p> <p>The footnote on the listed mural has been updated. Figure B9 includes all the buildings that are currently locally listed.</p> <p>Two images on page 95 have been updated to better show the architectural concepts listed in the description.</p> <p>An expanded description has been added to the image referred to on both pages 62 and 95 to explain why this image has been used to illustrate two architectural concepts.</p>

	<p>Fig 4.14 diagram is too small and open to interpretation to graphically compare façade types.</p> <p>Pg. 64 Stacked Maisonettes image showing vertical façade types angle too oblique to understand what is being shown.</p>	<p>Figure 4.14 image has been enlarged.</p> <p>The stacked maisonettes image on page 64 has been shown as an oblique model view to give a diagrammatic example of the concept of vertical façade grouping rather than showing an image of the model in elevation view which we believe may be interpreted by readers of the document in a less diagrammatic manner.</p>
Central Bedfordshire Council	<p>Overall supportive of the Paradise Design code. It is considered to be a detailed, forward thinking and informative design code which will positively influence development within the specified area.</p> <p>The council particularly supports the requirement for parking areas to be designed for flexible use thereby future proofing the development area for a less car reliant future and integration of green infrastructure in the site.</p>	<p>These comments are welcomed and noted.</p>
Environment Agency	<p>Movement & Site Wide Codes: Welcome the ambition to enhance provisions for safe / sustainable movement network and biodiversity improvements to public realm linking nature reserve. Support for enhancements to the nature reserve entrance / access and wider green and blue infrastructure and Paradise lane as a strategic green link. General pedestrian / cycle codes proposed are welcomed and should encourage sustainable transport in the area. Approach to biodiversity and green / blue infrastructure should be broadened for all existing and new routes to across the site.</p>	<p>A code has been added regarding green infrastructure on active travel routes / streets across the site.</p>

	<p>Built Form Codes: Objectives of build form codes area welcomed. Recommendation for the inclusion of an objective that deals with nature conservation and climate change to establish low carbon, climate resilient and suitable built form for this area. Recommend the provisions for green and blue infrastructure plan is included within the site wide plan. This will enhance the sustainability of the area and assist with public space ambitions of code.</p> <p>Welcome the codes associated with greening and green roofs as guiding principles for the site. Add a note that well designed and maintained green / blue roofs can act as sustainable drainage systems (SuDS) and roofs can also assist with elements like overheating, climate change adaption etc.</p>	<p>An objective has been added to the Built Form chapter of the document regarding sustainable design and response to the Climate Crisis. Further design guidance on sustainable design requirements is set out in Dacorum's Strategic Design Guide SPD. The delivery of blue and green infrastructure has been specified throughout the design code. Green and blue infrastructure has not been included within a plan as locations will be subject to detailed design and technical input.</p> <p>This is noted in chapter 4.6 Typology D Roof Garden.</p>
GMB Union	<p>Section 2 reference to Multi-Modal Transport is not sufficient in detail of how access to both commercial and residential premises will be delivered. Particularly with regarding to food delivery and couriers and taxis. GMB Desire all construction contractors can provide a facility for workers to be apprised of union rights and health and safety visits are a frequent part of engagement whilst development is under construction.</p> <p>Need to detailed review into accessibility and availability of charging points to ensure capacity can be met as growth in (EV?) continues.</p>	<p>Detailed public realm proposals will be subject to design at the planning application stage.</p> <p>Electric vehicle charging provision is covered in the Dacorum Car Parking Standards SPD, and EV design</p>

		requirements in the Dacorum Strategic Design Guide SPD.
Jane Wakelin Architects and Planning Consultants, Breakspear Medical	Paradise Area should be categorised in Zone 1 for parking provision rather than Zone 2 as set out in the Parking Standards SPD due to its highly accessible central town centre location.	This comment is noted however, the review of the Parking Standards SPD is outside the scope of the Paradise Design Code.
Comments received from members of the public	<p>Hemel Town Centre needs investment and development as well as the Paradise Area.</p> <p>Is Dacorum Borough Council paying for the development?</p> <p>Essential sufficient parking is provided for residents and business in area. Parking for those visiting the town centre must not be allowed here.</p>	<p>There are other projects in the Council that are being developed to address the planning and future investment for Hemel Town Centre. These include the Hemel Place Strategy, Hemel Garden Communities Programme and Emerging Local Plan. The focus for this SPD is the Paradise and Wood Lane Site (MU/3).</p> <p>Development in this area will not be paid for by Dacorum Borough Council. The Paradise Design Code is a Supplementary Planning Document that will guide design quality for future planning applications and private development coming forward in this area of Hemel Hempstead. This is noted in Section 1 of the SPD introduction pages regarding the purpose of the document.</p> <p>Detailed parking layouts will be discussed on an individual basis during the detailed design stage of any planning applications and should comply with the Dacorum Parking Standards SPD and/or any future iterations of parking guidance. The design code has several codes to ensure that parking will not dominate the plan for the area such as rear parking courts, basement car parking and podium gardens as well as controlling on street parking.</p>

	<p>No mention on energy efficient, ground source heat pump, solar panels, district heating or carbon emission targets.</p> <p>The suitability criteria with the plan cannot be met without public transport provision. No public transport available to access the site.</p> <p>Support for the council forward planning for the development of the Paradise and Wood Lane Area. Belief that it will bring a substantial improvement of the existing situation.</p> <p>Draft codes treat the hospital site as is it is merely a site for future residential development rather than a working hospital.</p> <p>Verulam building is in poor condition and badly maintained. Risk that without support for Hemel</p>	<p>Many points to improve sustainability are included within the SPD such as green roofs and solar panels. Policies addressing energy efficient buildings, solar panels, natural and district heating, and carbon emission targets are included at a more detailed level with the Strategic Design Guide SPD (Part 2 Design Principles p.28/29). An objective regarding addressing the Climate Crisis through design has been added to the built form section of the SPD.</p> <p>Site accessibility and existing public transport network is provided as part of the evidence based to support the SPD. The site is well connected and sits within the town centre. The distance from Paradise to the Riverside Bus Hub is around a 5 minute walk.</p> <p>This comment is welcomed and noted.</p> <p>The detailed design of the hospital site allocation is outside the scope of the SPD. The document addresses codes for some related urban design matters such as indicative active travel connections through the site, which should be taken into consideration as sites come forward. The description of the Hospital Site Allocation, as set out in the Site Allocations Document 2017, has been updated in the appendix of the SPD for clarity over uses on the site.</p> <p>This comment is noted however it is outside the scope of the Paradise Design Code SPD.</p>
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	<p>Hempstead Hospital from Dacorum Council, Hospital Trust could concentrate their services in Watford.</p> <p>Developers and Residents will appreciate the presence of planned and urgent medical care so close to homes and workplaces on site.</p> <p>Paradise Plan concentrates on making an outdated hard urban landscape with little mention of integrating the open space of the nature reserve. Proposal has missed opportunities for imaginative carbon neutral design.</p> <p>Only buildings are flats in increased heights with flat roofs, no family housing. Height of buildings should be lower towards to open space.</p> <p>Limited public space and no green open space will lead to pressure on the nature reserve and Ashridge Beechwoods. Family houses with private open space could release this pressure. Nowhere in the development for children to play or residents to relax in green space. More enhanced and green east-west link should be provided in the town.</p>	<p>This comment is welcomed and noted.</p> <p>Design Codes regarding landscape, open space and green infrastructure have been included within the document including references to the Strategic Green link to Paradise Fields. An objective regarding climate responsive design has been added to the Built Form section.</p> <p>Roof codes have been set to respond to the character in Hemel Town Centre and New Town architecture, these will be a matter for detailed design at the planning application stage. The height of the buildings steps down towards the open space. The housing mix, including provision on family units, will be decided at the planning application stage.</p> <p>All developments must provide both private and communal open space on site. Paradise Fields is adjacent to the site and will provide a source of a large open and natural space for future residents to the Paradise area. The Chilterns Beechwoods Special Area of Conservation Mitigation Strategy has been developed by the Council to help protect Ashridge from visitor pressure from future growth. Open space for play provision is also specified within the document.</p>
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	<p>More trees should be planted and solar panels over the provision of green roofs, as these are not seen.</p> <p>We should not be building on green spaces.</p> <p>Flat roofed buildings are ugly.</p> <p>Images of expressive balconies used in document are unattractive.</p> <p>Concerns from previous planning consultations regarding if infrastructure can keep pace with housing development particularly healthcare infrastructure. Concerns that the West Herts Health Trust intend to run down healthcare facilities in Hemel and concentrate facilities in Watford.</p> <p>The Paradise SPD treats the Hospital Site as an opportunity to build homes without mention of future healthcare provision. Pg 16 refers to the site as future growth, Pg. 72 and 101 mention 'future neighbourhood to the north'.</p>	<p>Green roofs also offer additional benefits for improving biodiversity, reducing surface water run-off and providing communal open space in the form of roof gardens. Additional notes regarding tree planting on streets have been incorporated into the document. PV Panels is a matter for detailed design.</p> <p>The design code does not propose building on any green spaces.</p> <p>Roof codes have been set to respond to the character in Hemel Town Centre and New Town architecture, these will be a matter for detailed design at the planning application stage.</p> <p>The balcony images show a range of different styles that would be appropriate for the development. The design of balcony proposals will be reviewed at the planning application stage.</p> <p>This comment is noted however it is not within the scope of the Paradise Design Code SPD.</p> <p>Any references to 'future growth' or 'future neighbourhood' in the SPD, such as on pages 16, 72 and 101, reference that the site is allocated for mixed use development within the adopted Local Plan for Dacorum (site reference MU/2), therefore growth is likely there in the future. This is important to be</p>
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	<p>3D images in Appendix A pg. 81 do not feature a hospital.</p>	<p>referenced within the SPD to understand the future impact. The description of the Hospital Site Allocation has been updated in Appendix B of the SPD, to reference the current adopted policy, and for clarity over uses on the site.</p> <p>The detailed design for the hospital site is outside the scope of the SPD. The document address codes for some related urban design matters such as indicative active travel connections through the site, which should be taken into consideration as sites comes forward.</p> <p>The 3D images in Appendix A show the existing hospital buildings. They are shown in a dark grey tone that highlights the existing context.</p>
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Responses were received from the following statutory bodies to state that they had no comments to make on the content of the SPD:

- Transport for London
- The Canal & River Trust
- The Property Planning Team, Hertfordshire County Council
- North Hertfordshire District Council
- Minerals and Waste Policy Department, Hertfordshire County Council

Table 3.2: Tracked Changes to the SPD

Page number	Reference	Original Text	Updated Text
12	Introduction Design Quality	New Paragraph	<p>The Dacorum Strategic Design Guide SPD (2021), provides Borough wide design guidance on delivering design quality for new homes and employment uses.</p> <p>The three parts of the SPD are:</p> <ul style="list-style-type: none"> • Design Process; • Design Principles; and • Employment Uses Guidance. <p>The Paradise Design Code supports the Dacorum Strategic Design Guide by providing detailed and site specific guidance for the Paradise and Wood Lane area.</p>
20	2.0 Movement Objective 1	The movement network must support safe and direct passage through the site in all directions, to the nature reserve, the town centre, the proposed neighbourhood to the north and to St Albans Road. The existing route into the nature reserve to the east must be opened up and improved, with design proposals that are sensitive to the character and biodiversity of this existing open space.	The movement network must support safe and direct passage through the site in all directions, to the wildlife site, the town centre, the proposed neighbourhood to the north and to St Albans Road. The existing route into the wildlife site to the east must be opened up and improved, with design proposals that are sensitive to the character and biodiversity of this existing open space, including tree planting and green infrastructure.
23	2.1 Site Wide Codes	New Paragraph	All existing and proposed streets and active travel routes must consider how they can maximise green infrastructure in the design / retrofit.

25	2.3 Parking	Any spaces should be surfaced with block pavers. Black or grey tarmac is undesirable and spaces must not be delineated with white highway markings. If black/grey tarmac is to be used it must be demonstrated that block pavers are unviable or undeliverable. If this is proven to be the case, any tarmac must be edged with block pavers	Any spaces should be surfaced with permeable block pavers. Black or grey tarmac is undesirable and spaces must not be delineated with white highway markings. If black/grey tarmac is to be used it must be demonstrated that block pavers are unviable or undeliverable. If this is proven to be the case, any tarmac must be edged with block pavers. Parking bay delineation must be carried out with paving units.
27	2.3 Parking	The courtyard should be surfaced with block pavers or other high quality surfacing. If black or grey tarmac is to be used it must be demonstrated that block pavers are unviable or undeliverable. If this is proven to be the case, any tarmac must be edged with block pavers.	The courtyard should be surfaced with permeable block pavers or other high quality surfacing. If black or grey tarmac is to be used it must be demonstrated that block pavers are unviable or undeliverable. If this is proven to be the case, any tarmac must be edged with block pavers.
33	3.0 Built Form Objective 4	New Objective	Proposals must respond to the climate crisis with a sustainable design for buildings and the public realm. Resilience to climate change should inform every stage within the design and development process, including capturing opportunities for a fabric first approach, low carbon construction, habitat creation, on-site biodiversity net gain, water efficiency, green infrastructure, SuDS, and energy creation.
35	3.1 Site Wide Codes	New Paragraph	A buffer zone should be considered in plots running adjacent to the wildlife site to enhance the green corridor on the eastern edge. Plot lines have been set back to allow for this.
49	4.2 Open Space Strategy	New Paragraph	Proposals must seek to optimise biodiversity and green infrastructure across the site and surrounding streets including retrofitting of green infrastructure such as planting of verges, providing green walls and roofs, planting of street trees and native species. This will provide a

			strong visual green link from the town centre to the Paradise Wildlife Site.
49	4.2 Open Space Strategy	New Paragraph	Proposals must seek to add and/or retrofit SuDS features across the scheme including tree pits, rain gardens, SuDS planters, swales and permeable paving.
53	4.32 Paradise Fields Gateway Space	The space must include soft landscaping which responds to the gradual transition to wilder landscapes on the eastern boundary.	The space must include soft landscaping which responds to the gradual transition to wilder landscapes on the eastern boundary. Street trees should be planted along Paradise Lane, where adequate space is available, to provide a visual green link to the Wildlife Site.
64	4.8 Elevational Treatment	New Paragraph	Providing for Urban Wildlife Buildings should consider measures that can enhance biodiversity within the façade design, such as bird, bat and hedgehog box provision, and bee bricks.
89	Appendix B Land Use	The existing site comprises a mix of heavy and light industrial, community facilities, services and retail. In recent years residential development has been planned within the immediate vicinity of the site including the (currently under construction) Poppy and Primrose Court residential development and Paradise Fields to the south east, that comprises 58 dwellings. Directly to the north of the site is the hospital site, which has been allocated in the local plan for mixed-use development comprising of 450 dwellings, a primary school and associated open space.	The existing site comprises a mix of heavy and light industrial, community facilities, services and retail. In recent years residential development has been planned within the immediate vicinity of the site including the (currently under construction) Poppy and Primrose Court residential development and Paradise Fields to the south east, that comprises 58 dwellings. Directly to the north of the site is the hospital site, which has been allocated in the Site Allocations DPD (adopted 2017, site reference MU/2), comprising a replacement hospital, a new 2 form entry primary school and housing (400 homes).
91	Appendix B Topography	New Paragraph	There is a high surface water flow path coming off the wildlife site to the east which affects a proportion of the site. Further review should be undertaken regarding flood risk and topography of

			the site at detailed planning stages, including how to minimise surface water flow through SuDS.
91	Appendix B Topography	New Paragraph	Plots E-K have been identified by the Lead Local Flood Authority as high risk of flooding from surface water. Designs for these sites are recommended to maximise capturing and attenuating water through the building and landscape design such as integrating well designed SuDS in the proposal.
95	Appendix B Architectural Character	Mural in ceramic tiles	Façade tiles (Grade II Listed Emmett Mosaic Mural in ceramic tiles)
95	Appendix B Architectural Character	Balanced Rhythm of Façade	Balanced and formal rhythm of façade
101	Appendix B Site Opportunities	Emphasise the link to Paradise Fields and associated network of open space.	Emphasise the link to Paradise Fields and associated network of open space including the Nickey Line.

4. Next Steps

- 4.1 This Response Report, alongside the final version of the Paradise Design Code SPD will be reported to the Council's Overview and Scrutiny Committee for Strategic Planning and the Environment and the Council's Cabinet for recommendations, before progressing to the full Council for approval to adopt.
- 4.2 The adoption procedure will be completed in accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012, and the Council's Statement of Community Involvement (adopted 2019).
- 4.3 Once adopted, the Paradise Design Code SPD will be a material consideration in determining planning applications.

Appendix A: Supporting Information

Digital

Figure 1: Consultation Portal

Dacorum Consultation Home

Paradise Design Code - Draft SPD INFORMAL SUBMISSION - CLOSED

Consultation on the new Paradise Design Code - Draft SPD.

SURVEY DETAILS | WHAT PEOPLE SAY

More Information

Strategic Planning & Regeneration
Dacorum Borough Council
01442 228660
strategic_planning@dacorum.gov.uk
The Forum Marlowes Hemel Hempstead Herts HP1 1DN

Supporting Files

- [Paradise Design Code - Draft SPD.pdf](#)
- [Paradise Design Code Compliance Checklist.pdf](#)

Recent Comments

- [Lyndev Hillman-Gamble](#)
- [Bilal Qureshi](#)
- [Growth and Infrastructure Unit](#)
- [Historic England](#)
- [See What People Say](#)

PRIVACY POLICY

Please note that your name and comments will be made publicly viewable as timely as is practicable once they have been checked for any potential offensive content and therefore cannot be treated as confidential.

PLEASE READ BEFORE STARTING THIS CONSULTATION

What is the Paradise Design Code – Draft SPD?

The Paradise Design Code – Draft SPD sets out a framework of design requirements for new development in the Paradise and Wood Lane area of Hemel Hempstead Town Centre, which is currently allocated for mixed-use development in the Site Allocations DPD (2017). The SPD aims to enhance the character of the local area and ensure that future development on the site is of high quality design. This is accompanied by the Paradise Design Code Compliance Checklist, which is designed to be used by applicants and officers when assessing planning applications. Once adopted, this SPD will be a material consideration in determining planning applications.

The consultation starts at 12pm on Friday 28th October 2022 and closes at 11:59pm on Monday 28th November 2022. [Only responses received during these times can be accepted.](#)

To view the document: please refer to the 'Supporting Files' tab, there you will be able to see the Paradise Design Code SPD and the Paradise Design Code: Compliance Checklist as a PDF.

How do I comment using the Consultation Portal?

To make comments you will be asked to sign in or register. (Please see "" & "" notes below)

To have your say, please click on the **START** button. This will take you to the form where you can leave your comments.

You can also attach files to your comments by selecting 'Drop a file here or browse'.

Underneath the comments form you will see three options: 'SAVE AND REVIEW', 'SAVE AS DRAFT' and 'DISCARD'.

To complete your response select 'SAVE AND REVIEW'.

Once you have selected this option - at the top right of the document page you will see 'REVIEW' and 'SUBMIT' buttons. 'REVIEW' allows you to review the comments you have currently saved, once you are satisfied please select 'SUBMIT'.

Notification

Figure 2: Email Notification from Objective

HTML - en - PD Format: HTML Language: English Key: PD [DELETE](#) [EDIT](#)

Email subject:
Dacorum Borough Council: New Consultation on the Paradise Design Code - Draft SPD

Email body:

Dear **USER NAME**

NEW CONSULTATION ON THE PARADISE DESIGN CODE - DRAFT SUPPLEMENTARY PLANNING DOCUMENT.

What is this consultation about?

The Paradise Design Code – Draft SPD sets out a framework of design requirements for new development in the Paradise and Wood Lane area of Hemel Hempstead Town Centre, which is currently allocated for mixed-use development in the Site Allocations DPD adopted by the Council on the 12th July 2017 (Reference MU/3). These requirements are site-specific, clear and detailed. The SPD aims to enhance the character of the local area and ensure that future development on the site is of high quality design. Once adopted the SPD will be a material consideration in determining planning applications.

How can I have my say?

You can make your comments to the Paradise Design Code - Draft SPD between the following dates:

IF: EVENT START DATE <<EXISTS>> Start Date: **EVENT START DATE** ◀

IF: EVENT END DATE <<EXISTS>> End Date: **EVENT END DATE** ◀

Please click here to make your comments on our consultation portal: [Paradise Design Code - Draft SPD Consultation Survey](#)

- If you have forgotten your **password** please [follow this link](#)
- If you have forgotten your **username** please [follow this link](#).

Please note that comments received cannot be treated as confidential and will be available to view publicly. However, published comments will exclude your personal contact details and include only your name.

Where can I find more information?

All information and documents relating to both consultations are available online:

- via the Council's [consultation portal](#).
- on the Council's [website](#).

Hard copies of the documents are viewable:

- at public libraries within the borough ([during normal opening hours](#)) and;
- at Borough Council offices ([during normal opening hours](#))

It is also possible to purchase hard copies of documents, please email strategic.planning@dacorum.gov.uk for more information.

Please do not reply to this email. If you have any questions or require further information please contact the Strategic Planning and Regeneration team:

Email: strategic.planning@dacorum.gov.uk
Phone: 01442 228660

Yours sincerely,

Alex Robinson
Assistant Director for Planning
Dacorum Borough Council

Please [click here](#) if you wish to amend your user details or unsubscribe from receiving notifications about Dacorum Borough Council planning consultations.

Figure 3: Notification Letter sent by Post.



Dear [Consultee Name],

NEW CONSULTATION ON THE EMPLOYMENT AND SKILLS – DRAFT SUPPLEMENTARY PLANNING DOCUMENT AND THE PARADISE DESIGN CODE – DRAFT SUPPLEMENTARY PLANNING DOCUMENT.

What are these consultations about?

Dacorum Borough Council is consulting on two draft Supplementary Planning Documents (SPDs).

The Employment and Skills – Draft SPD is a new tool that will enable the Council to ring-fence opportunities arising from development to benefit Dacorum's residents, thereby generating additional social value. The SPD aims to increase local employment opportunities, help businesses to find suitable local staff and suppliers, improve the skills of local people, support businesses located in Dacorum to grow and attract new businesses into the area.

The Paradise Design Code – Draft SPD sets out a framework of design requirements for new development in the Paradise and Wood Lane area, which is currently allocated for mixed-use development in the Site Allocations DPD adopted by the Council in 2017 (Reference MU/3). These requirements are site-specific, clear and detailed. The SPD aims to enhance the character of the local area and ensure future design quality of developments coming forward on the site.

Once adopted the SPDs will become material considerations in determining planning applications.

How can I have my say?

The consultation begins at 12pm on Friday 28th October 2022 and closes at 11:59pm on Monday 28th November 2022.

We would request you submit your comments online by using the Council's online consultation portal: consult.dacorum.gov.uk/kse.

If this is not possible, your **comments form** can also be submitted:

- By email to responses@dacorum.gov.uk ; or
- By post addressed to: Strategic Planning, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN.

The comments form for both consultations is available to from www.dacorum.gov.uk/supplementary-planning-documents.



100% recycled paper

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- at Borough Council offices (during normal opening hours) www.dacorum.gov.uk/home/do-it-online/contact-us

Please contact the Strategic Planning and Regeneration team if you have any questions or require further information:

Email: strategic.planning@dacorum.gov.uk

Phone: 01442 228660

Yours sincerely,



Alex Robinson
Assistant Director for Planning
Dacorum Borough Council

Figure 4: Notification sent to Town and Parish Councils in the Borough. Please note the small amendment to the text of the original notification in order to reflect that hard copies of documents were made available to Town and Parish Councils without cost, in order for these to be held as reference copies.

Sent: 28 October 2022 10:47

Subject: Dacorum Borough Council; New SPD Consultations available

Dear Town Clerk/Parish Clerk,

NEW CONSULTATION ON THE EMPLOYMENT AND SKILLS – DRAFT SUPPLEMENTARY PLANNING DOCUMENT AND THE PARADISE DESIGN CODE – DRAFT SUPPLEMENTARY PLANNING DOCUMENT.

What are these consultations about?

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Once adopted the SPDs will become material considerations in determining planning applications.

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- By post addressed to: Strategic Planning, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN.

The comments form for both consultations is available to download from www.dacorum.gov.uk/supplementary-planning-documents

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Where can I find more information?

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- via the Council's consultation portal: consult.dacorum.gov.uk/kse
- On the Council's website: www.dacorum.gov.uk/supplementary-planning-documents.

Hard copies of the documents are viewable:

- at public libraries within the Borough (during normal opening hours): www.hertfordshire.gov.uk/services/libraries-and-archives/library-opening-hours/library-opening-hours-and-locations.aspx; and
- at Borough Council offices (during normal opening hours) www.dacorum.gov.uk/home/do-it-online/contact-us

Hard copies of the consultation documents are available to be sent to all Town and Parish Councils in the Borough to be held as reference copies. Please email strategic.planning@dacorum.gov.uk for more information.

Please contact the Strategic Planning and Regeneration team if you have any questions or require further information:

Email: strategic.planning@dacorum.gov.uk

Phone: 01442 228660

Yours sincerely,



Alex Robinson
Assistant Director for Planning
Dacorum Borough Council

Figure 5: Front Page of Hemel Hempstead Gazette & Express, 26/10/2022

Gazette & Express

hemeltoday.co.uk Visit us online for breaking news

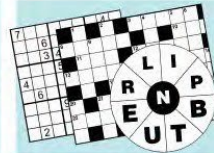
Serving Hemel Hempstead, Berkhamsted & Tring since 1858

Wednesday, October 26, 2022

£1.30



The top local music, theatre and more Page 31



Six pages of puzzles

From page 24

Tax rises on cards



■ Dacorum people face hike in bid to save council £3.6million over next four years

■ Council tax is now expected to go up by 'maximum permissible amount'

FULL STORY: PAGE 6

News



Police officer jailed for crimes including child rape

PAGE 5

News



Berkhamsted best place to live in Herts

PAGE 7

Try our **Squirrel-Buster** feeder range

SAVE £5.00!



SAVE MONEY BY WASTING LESS SEED!

We know that the perfect feeder can make all the difference. Our range of Squirrel Buster nut-proof feeders are 100% ethical and effective. The squirrel's weight shuts off the feeder ports, blocking access to food.

Seed: £40 now £35
Peanuts: £65 now £60

+ £4 P&P for orders under £45



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Quote code FEEDER

0330 133 4726

nokular.com/feeder OR post a cheque

This offer is only available to new customers who have not previously ordered from us. It is not available to existing customers. Please note that delivery is only available to the UK. Please note that delivery is only available to the UK. Please note that delivery is only available to the UK.

Figure 6: Public Notice in the Hemel Hempstead Gazette & Express Newspaper.

Wednesday October 25, 2022

CLASSIFIED

WANTED

CARS & VANS WANTED

CASH TODAY

1/2 HOUR ANYWHERE

£300 MIN- £20,000 MAX!

MOT OR NOT • HIGH OR LOW MILEAGE

GOOD CLEAN OR DAMAGED • CLASSIC CARS & MOTORHOMES ALSO BOUGHT

ADVERTISING WEEKLY FOR OVER 30 YEARS!

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PUBLIC NOTICES

PLANNING NOTICES

This notice is provided in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012

What are the consultations about?

Dacorum Borough Council is consulting on two draft Supplementary Planning Documents (SPDs).

The Employment and Skills – Draft SPD is a new tool that will enable the Council to ring-fence opportunities arising from development to benefit Dacorum's residents, thereby generating additional social value. The SPD aims to increase local employment opportunities, help businesses to find suitable local staff and suppliers, improve the skills of local people, support businesses located in Dacorum to grow and attract new businesses into the area.

The Paradise Design Code – Draft SPD sets out a framework of design requirements for new development in the Paradise and Wood Lane area of Hemel Hempstead Town Centre, which is currently allocated for mixed-use development in the Site Allocations SPD adopted by the Council on the 12th July 2017 (Reference MJ/3). These requirements are site-specific, clear and detailed. The SPD aims to enhance the character of the local area and ensure that future development on the site is of high quality design.

Once adopted the SPDs will be material considerations in determining planning applications.

How can I have my say?

The Council is inviting comments on the 'Employment and Skills – Draft SPD' and the 'Paradise Design Code – Draft SPD', between 12pm on the 28th October and 11:59pm on the 28th November 2022.

You are invited to submit your comments electronically:

- Using the Council's consultation portal <https://consult.dacorum.gov.uk/ksa>.

Alternatively you may submit your comments:

- By email to responses@dacorum.gov.uk using the comments form provided on our website www.dacorum.gov.uk/consultation/; or
- By post, addressed to: Strategic Planning and Regeneration Team, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN.

Any comments received cannot be treated as confidential and will be available to view publicly. However, published comments will exclude your personal contact details and include only your name.

Where are the documents available?

All information and documents relating to the consultations are available online:

- Visit the Council's consultation portal <https://consult.dacorum.gov.uk/ksa/>; and
- On the Council's website www.dacorum.gov.uk/consultation/.

Hard copies of the documents are available:

- At public libraries within the borough (during normal opening hours): www.hertfordshire.gov.uk/services/libraries-and-archives/library-opening-hours-and-locations.aspx; and
- At Borough Council offices (during normal opening hours): www.dacorum.gov.uk/home/di-01-online/contact-us

Further information

Please contact the Strategic Planning and Regeneration Team if you have any questions or require more information:

Email: strategic_planning@dacorum.gov.uk

Phone: 01442 228660

PUBLIC NOTICES

LICENCE APPLICATIONS

LICENSING ACT 2003 APPLICATION FOR GRANT OF PREMISES LICENCE

SCOTT CHU has applied to Dacorum Borough Council for the grant of a Premises Licence, in respect of the following premises: THE BOVINGDON STUDIOS, OLD BOVINGDON AIRFIELD, CHESHAM ROAD, HEMEL HEMPSTEAD, HP3 0NP which would authorise the following licensable activities: PROVISION OF INDOOR SPORTING EVENTS, PROVISION OF LIVE MUSIC, PROVISION OF RECORDED MUSIC, PROVISION OF PERFORMANCES OF DANCE, PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE, SUPPLY OF ALCOHOL. All of the above licensable activities are for Friday, Saturday & Sunday between 13th January – 12th March 2023 only from 15.00 until 23.59. Hours Premises are open to the public – 15.00 until 23.59 on Sundays only. A copy of this application may be inspected during normal office hours at: Licensing, Dacorum Borough Council, The Forum, Marlowes, Hemel Hempstead, HP1 1DN, or via the licensing authority's website, at www.dacorum.gov.uk/licensing. A responsible authority or any other person may make representation to the licensing authority in respect of this application. Representations must be made in writing, either by post to the above address, or by email to licensing@dacorum.gov.uk and must be received no later than **Thursday 8th November 2022**. It is an offence to knowingly or recklessly make a false statement in connection with a licensing application, and the maximum fine for which a person is liable on summary conviction for that offence shall not exceed level 5 on the standard scale (£5,000).

TRUSTEES NOTICES

SOUTH AFRICAN CO-OPERATIVE CITRUS EXCHANGE LIMITED PENSION AND LIFE ASSURANCE SCHEME

The Trustees of the South African Co-Operative Citrus Exchange Limited Pension and Life Assurance Scheme (the "Scheme") have recently completed a buy-out exercise whereby the benefits payable (including benefits potentially payable) to members and/or other beneficiaries of the Scheme were secured with two reputable insurance companies.

Notice is hereby given, pursuant to section 27 of the Trustee Act 1925, that the winding-up of the Scheme will shortly be completed. If you have already been contacted by or on behalf of the Trustees for their Scheme Administrator, XPS) regarding the buy-out of your Scheme benefits with an insurance company then you do not need to take any action. However, if you have not been contacted in this regard, and you believe you have a claim against, or entitlement to a pension or any benefit from, or interest in the Scheme you are hereby required to send particulars in writing by the deadline of 2 months from the date the notice is placed, of your claim or entitlement (together with your full name, present address, date of birth, National Insurance number and the full name of the Trustees) to the Trustees of the South African Co-Operative Citrus Exchange Limited Pension and Life Assurance Scheme c/o James Foster, XPS Pensions Group, Phoenix House, 1 Station Hill, Reading RG1 1NE | james.foster@xpsgroup.com. After this date, the Trustees will complete the winding-up of the Scheme and, in doing so, will have regard only to those persons of whose claims and/or entitlements they have notice and will not be liable to any other person for any claim or entitlement of which it does not have notice.

local information at your finger tips...

HERTFORDSHIRE COUNTY COUNCIL:

(TEMPORARY CLOSING OF DEACONSFIELD ROAD, HEMEL HEMPSTEAD) ORDER 2022

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Deaconsfield Road, Hemel Hempstead from a point 55m north east of its junction with Lawn Lane north eastwards for a distance of approximately 20m ("the Road"), except for access.

An alternative route will be via Deaconsfield Road, Lawn Lane, Seaton Road, Woodroffe Road and Deaconsfield Road. The Order is needed because utility service connection works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 14 November 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

If you have any queries about the proposed Order, please contact Jim Kenny tel: 0300 016 9696 at M/F Traffic or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING OF LEGGERSHAW LANE, GREAT GADDSDEN) ORDER NO.2 2022

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Leggershaw Lane, Great Gaddسدen from a point 1147m south west of its junction with Gaddسدen Row south westwards for a distance of approximately 47m ("the Road"), except for access.

An alternative route will be via Leggershaw Lane, Gaddسدen Row, Red Lion Lane, 8440 Lighthouse Bazaar Road and Leggershaw Lane. The Order is needed because utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 16 November 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

If you have any queries about the proposed Order, please contact Steve Masters tel: 0300 023 7252 at Hertfordshire Traffic Management or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING OF GRAVEL PATH, BERKHAMSTEAD) ORDER NO.2 2022

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Gravel Path, Berkhamstead from its junction with Chapel Street north eastwards to its junction with Millfield, a distance of approximately 370m ("the Road"), except for access.

An alternative route will be via Homers Lane, A4251 High Street, S4606 (New Road) (Ringway Road), Nettleden Road turn, Nettleden Road and Gravel Path.

The Order is needed because utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 14 November 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

If you have any queries about the proposed Order, please contact Helen O'Hooden tel: 0345 357 2407 at Affinity Water or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING OF PIPERS HILL, NETTLEDEN) ORDER 2022

NOTICE is given that the Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Pipers Hill, Nettleden from a point 30m north east of its junction with Nettleden Road and Pipers Hill, a distance of approximately 30m ("the Road"), except for access.

An alternative route will be via Pipers Hill, Nettleden Road, 8440 Lighthouse Bazaar Road and Pipers Hill.

The Order is needed because utility service works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 16 November 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

If you have any queries about the proposed Order, please contact Helen O'Hooden tel: 0345 357 2407 at Affinity Water or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING OF THE FOOTPATH SITUATED BETWEEN N151 AND N152 AUSTINS MEAD, BOVINGDON AND BOVINGDON PUBLIC FOOTPATH NO.011) ORDER 2022

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all pedestrians from using the following lengths of footpath ("the Footpath") and public footpath ("the Public Footpath"):

- the footpath situated between No 51 and No 52 Austins Mead, Bovington from its junction with Austins Mead south westwards to its junction with Bovington Public Footpath No 011, a distance of approximately 23m.

There is no alternative route available for pedestrians when the works are being carried out. However pedestrian access to properties along the footpath will be maintained wherever possible throughout the duration of the works.

- that length of Bovington Public Footpath No.011 from a point in line with the south west boundary of No 51 Austins Mead south westwards and eastwards to its junction with Bovington Public Footpath No.014, a distance of approximately 297m.

There is no alternative route available for pedestrians when the works are being carried out. However pedestrian access to properties along this public footpath will be maintained wherever possible throughout the duration of the works.

The Order is needed because utility service connection works are proposed to be executed on or near the Footpath and Public Footpath.

If the Order is made, it shall come into force on 14 November 2022 for a period of up to 6 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Footpath and Public Footpath.

If you have any queries about the proposed Order please contact Mikaela Hill tel: 01525 311600 at STD Ovals Ltd or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING OF CHURCH LANE, KINGS LANGLEY) ORDER 2022

NOTICE is given that the Hertfordshire County Council has made the above Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Church Lane, Kings Langley from a point in line with the western boundary of No 18 Church Lane north eastwards for a distance of approximately 65m ("the Road").

An alternative route will be via Church Lane, A4251 (High Street) Watford Road, Home Park Mill, Station Road, Water Lane and Church Lane.

The Order is needed because the replacement of an existing telephone pole is proposed to be executed near the Road. The Order has been made and shall come into force on 2 November 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

If you have any queries about the Order, please contact Andy Barby tel: 07530 130 687 at Hertfordshire Traffic Management or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING OF TRING ROAD, WILTON) ORDER NO.2 2022

NOTICE is given that the Hertfordshire County Council has made the above Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Tring Road, Wilton from its junction with Wingrave Road south westwards for a distance of approximately 290m ("the Road").

An alternative route will be via Wingrave Road, 8489 Lower Kielday Way and Tring Road.

The Order is needed because utility service works are proposed to be executed on or near the Road.

The Order has been made and shall come into force on 31 October 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

If you have any queries about the Order, please contact Andy Barby tel: 07530 130 687 at Hertfordshire Traffic Management or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING OF NEW ROAD, BERKHAMSTEAD) ORDER 2022

NOTICE is given that the Hertfordshire County Council has made the above Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of New Road, Berkhamstead from its junction with Broomlow Road north eastwards to its junction with the access road leading to 'Wid Farm', a distance of approximately 110m ("the Road"), except for access.

An alternative route will be via Broomlow Road, Bridgewater Road, Mill Lane, A4251 (Gossons End) (High Street), Ravens Lane, Great Path, The Common and New Road or via New Road, Whitehill, Gravel Path, The Common and New Road.

The Order is needed because utility service works are proposed to be executed on or near the Road.

The Order has been made and shall come into force on 31 October 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

If you have any queries about the Order, please contact Helen O'Hooden tel: 0345 357 2407 at Affinity Water or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING OF RUCKLERS LANE, KINGS LANGLEY) ORDER 2022

NOTICE is given that the Hertfordshire County Council has made the above Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Rucklers Lane, Kings Langley from its junction with Kings Langley Public Footpath No 019 south eastwards and north eastwards to its junction with A4251 Hemel Hempstead Road, a distance of approximately 140m ("the Road"), except for access.

An alternative route will be via Rucklers Lane, Rutledge Lane, Tower Hill, Chapel Drive, Langley Road, Clipperton Lane, Vicarage Lane and A4251 Hemel Hempstead Road.

The Order is needed because the replacement of an existing gas main is proposed to be executed on or near the Road.

The Order has been made and shall come into force on 1 November 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road.

If you have any queries about the Order, please contact Will Harvey tel: 0300 016 9696 at M/F Traffic or Ben Crabbe tel: 0300 123 4047 at Hertfordshire County Council.

(TEMPORARY CLOSING AND TEMPORARY RESTRICTIONS IN FOUCHER END LANE, HEMEL HEMPSTEAD AND BULLINGRASS LANE, POTTEN END) ORDER 2022

NOTICE is given that Hertfordshire County Council has made the above Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using the following lengths of roads ("the Roads"), except for access and to prohibit all vehicles from waiting at any time on both sides of these lengths of Roads which works are in progress:

- that length of Foucher End Lane, Hemel Hempstead from its junction with Foucher End Lane south eastwards, south westwards, south eastwards and south westwards to its junction with Winkwell, a distance of approximately 172m.
- An alternative route will be via Foucher End Lane, Berkhamstead Road, Hemel Hempstead, Little Heath Lane, A4251 (London Road) and Winkwell.
- that length of Bullingrass Lane, Potten End from its junction with The Common south eastwards for a distance of approximately 91m.

An alternative route will be via The Common, Gravel Path, Ravens Lane, A4251 (High Street), Station Road and Bullingrass Lane.

The Order is needed because works are proposed to be executed on or near the Roads.

The Order has been made and shall come into force on 21 October 2022 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Roads.

If you have any queries about the Order, please contact Ben Styles tel: 0300 123 4047 at Hertfordshire County Council.

A copy of the proposed Orders may be inspected free of charge at County Hall, Hertford between the hours of 9am and 5pm (excluding weekends, bank and public holidays).

The making of Traffic Regulation Orders is a statutory function of the County Council. Any personal data you provide in responding to these Notices will be treated as confidential but will be shared with HCC Officers, County Councillors and contracted third parties who are involved in the statutory process. We will not share identifiable data with third parties outside of the statutory process. Guidance on your rights in respect of personal data is published in the Privacy Policy on our website: www.hertfordshire.gov.uk

28th October 2022
Mark Kemp, Executive Director
Environment and Transport,
County Hall, Hertford,
Herts, SG13 6DN



LOOKING FOR A NEW HOME?

VIEW PROPERTY FOR SALE IN YOUR LOCAL AREA

ORDER NOW!
EVERY VISIT IN SAFETY AND ONLINE.

Figure 7: Public Notice on the Hemel Today online news, published 26th October 2022. The full text of the notice is viewable on the public notices web page⁴.

Hemel Today News you can trust since 1858

News Sport What's On Submit Your Story Lifestyle Berkhamsted News **Public Notices** Advertise My Business Free Happy Ads

PUBLIC NOTICES HOME SIGN IN OR SIGN UP

Roadworks, planning applications, licensing applications brought to you by the Hemel Today

Search by town, postcode **SEARCH** **ADVANCED**

Map include notices published in the last 90 days

This notice is provided in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012

NOTICE DETAILS MAP STREET VIEW

This notice is provided in accordance with Regulations 12 and 13 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012

What are the consultations about?

Dacorum Borough Council is consulting on two draft Supplementary Planning Documents (SPDs).
 The Employment and Skills – Draft SPD is a new tool that will enable the Council to ring-fence opportunities arising from a development to benefit the Dacorum's residents, thereby generating additional social value. The SPD aims to increase local employment opportunities, help businesses to find suitable local staff and suppliers, improve the skills of local people, to support businesses already located in Dacorum to grow and to attract new businesses into the area.
 The Paradise Design Code – Draft SPD sets out a framework of design requirements for new development in the Paradise and Wood Lane area, which is currently allocated for mixed-use development in the Site Allocations DPD adopted by the Council on the 12th July 2017 (Reference MU/3). These requirements are site-specific, clear and detailed. The SPD aims to enhance the character of the local area and ensure future design quality of developments coming forward on the site.
 Once adopted the SPDs will be material considerations in determining planning applications.

- Voice your concerns**
 - Write to your local MP or councillor
- Find out more**
 - Make Freedom of Information request
- Notify council of problem**
 - Get it fixed : report it to council

⁴ <https://www.hemeltoday.co.uk/public-notices>

Publications

Figure 8: 'Dacorum Life' Digital Newsletter Article



Consultation on new design code for the Paradise and Wood Lane Area

We've launched our consultation on our new Paradise Design Code.

This document sets out a framework of requirements for development in the Paradise and Wood Lane area in Hemel Hempstead's Town Centre. The aim is to create distinctive, attractive and successful places to live and work that are adaptable for the future.

The consultation is an opportunity to have your say on the new guidance and runs to 28 November.

[Take part in the consultation](#)

Hard Copy Documents

Figure 9: Comments form



Paradise Design Code – Draft Supplementary Planning Document (SPD) Comments Form



Please return to Dacorum Borough Council, by 11.59pm on 28 November 2022.
Comments received after this time will not be considered.

By online consultation portal: If you have internet access, it is recommended that you make your representations online at:

<https://consult.dacorum.gov.uk/kse>

Alternatively you can respond by:

Email: responses@dacorum.gov.uk

Post: Strategic Planning and Regeneration, Dacorum Borough Council, the Forum, Marlowes, Hemel Hempstead, Hertfordshire, HP1 1DN

If you have any queries, please contact the Strategic Planning Team on 01442 228660.

Personal Details

(*Denotes mandatory fields)

Details	Individual's personal details	Agent's details (if applicable)
Title		
Name*		
Organisation		
Address*		
Postcode		
Telephone number		
Email (Email is the Council's preferred method of contact)		

Please note: Your comments will be available for public inspection with your full name and therefore cannot be treated as confidential. Your name and address must be completed for your comments(s) to be considered, however your address (and any other personal details) will not be made publically viewable.

Please indicate if you wish to be notified of future Planning Policy Document consultations.

- YES I would like to receive future notifications
- NO please do not send future notifications

Signed*:

*Typed signature is acceptable

Date:

Do you have any comments on the Paradise Design Code - Draft SPD?

YES / NO

Your comments

If you are commenting on a specific part of the document, please reference the paragraph/figure number in your response.

Comments

Please continue on another sheet of paper if required.

Appendix B. Early Engagement

Introduction

The engagement process started in June 2021 with the online platform Commonplace and will be starting the process of committee in March 2022. The table below explains the groups that we have engaged with, how we engaged with these groups and the outcome from the engagement.

Engagement with Stakeholders

Landowner One to One Conversations

Between July and August 2021 all landowners on the site were contacted by letter, with nine responding and accepting a 1:1 meeting.

As with the previous conversations in July and August 2021, in October 2020 all the landowners were contacted by letters, with four responding and engaging in a conversation. The purpose of these conversations was to brief the site owners on the emerging design codes.

Landowner and Occupier Workshop - 2nd August 2021

This workshop was open to all Paradise Landowners and local businesses, with seven attending.

Stakeholder Workshop – 11th October 2021

This workshop took place over Microsoft Teams where the businesses, landowners and residents in the Paradise area were invited. The invites were sent out via a variety of methods including flyer dropping and emails the details are given below:

- There were 28 emails sent out to landowners and businesses.
- 98 subscribers to the Commonplace platform also received an email invite.
- There were approximately 100 flyers distributed to the residential sites in Paradise.
- As well as an email to the Commonplace subscribers, there was also a post made on the consultation website.

From this engagement, there were five RVSPs of which four attended the workshop alongside three Dacorum officers and two members from Tibbalds. The aim of this workshop was to allow stakeholder to give feedback on the area and contribute to the design codes. The plan for the run of the workshop was to present a short presentation on the project ending with an opportunity for stakeholders to give feedback. At the workshop, the main

discussion was based around the question 'What are your operational needs and requirements in the future?'

Engagement with the Public

Town Centre Consultation

This consultation was hosted on the platform Commonplace⁵. This launched on the 30th June 2021 and closed on the 15th November 2021. This received 480 contributions in total, made by 187 separate respondents. When looking specifically at the Paradise area there were eight contributions made.

Commonplace uses a map to allow the public to drop a pin on a place or feature and leave feedback by answering the survey situated on the sidebar. The questions asked were as follows:

1. What is the place, building or street that you have marked on the map?
2. How does this place make you feel?
3. Why do you feel this way? (select all that apply, out of a possible 43 choices)
4. Do you have any other comments?
5. More homes are needed in the Town Centre, what sort of homes do you think these should be? (select up to four options)
6. Based on your answer above, please tell us what is important for you to have in your home? (select up to five options)
7. Based on your answer above, please tell us what is important for you to have in your neighbourhood? (select up to five options)
8. Please provide any additional comments based on how we could improve the area of the town centre surrounding Paradise / Wood Lane Industrial Estate?

Youth Workshop and Walking Group – Tuesday 3rd August 2021

This workshop took place over a day with a local youth group, which was facilitated by Hertfordshire County Council over the Summer Holidays in Hemel Hempstead. The workshop consisted of four activities which are summarised below. The workshop was facilitated by Tibbalds, and was attended by three officers from Dacorum Borough Council, alongside youth workers who ran the group. The youth group itself consisted of 12-18 year olds.

Initial Mapping:

This task asked smaller groups of three to five people, on A1 maps, to map out the following:

- Key destinations
- Play space / open space
- Where they travel from
- How they travel through the town
- Do they travel out of Hemel Hempstead?

⁵ <https://yourhemelhempstead.commonplace.is/>

- Map routes of how they get from home to destination

Walking Tour:

During this workshop there was a walk around Hemel town centre where the members of the youth workshop were asked to take photos of places they liked or disliked indicating their opinion with a thumbs up or down. The things that they were asked to think about when taking the photos were:

- Buildings they would/wouldn't like to live in
- Somewhere they feel comfortable/ uncomfortable
- Places they would want kept the same/changed.

The desired outcome of this was 'to get a fuller understanding of the important town features and characteristics that are liked and disliked by the group.' A few of the photos collected are shown below.



Paradise Lane task:

On A4 maps, after the walking tour, the group were asked to answer these three questions about the Paradise site:

- What do you like about the site?
- What should go on the site?
- What would you like to see on the site?

Tissue Study:

Groups of three to five people were asked to complete a tissue study. This is when you work on a draft layout by using good example typologies to understand the scale and massing opportunities on a site. This involves working with a scale site plan and cut outs of local or well-known buildings that can be arranged on the site plan. You can then trace over the layout once you have agreed on a good plan; and building on this to include open space, pedestrians links, parking etc. This will help gain an understanding of what may work on a site.

Engagement with the Department for Levelling Up, Housing, and Communities

Monthly 1:1 Sessions

These sessions ran from April 2021 to September 2021 with the two programme leads from the Office of Place in attendance. The aim of these sessions would be to review the progress of the project and provide any feedback.

DLUHC/ DBC Roundtable Feedback

The following sessions reflect the ongoing engagement Dacorum Borough Council had with DLUHC as part of the trial:

- Interim Panel – June 2021
- Final Panel – October 2021
- Final Feedback Session – January 2022

Engagement with Elected Members

Site Visit and Town Centre Walking Group – Wednesday 18th August 2021

The walking group was attended by nine elected members, four officers from Dacorum Borough Council, a representative from DLUHC and a representative from Tibbalds. The image below shows the walking route that was taken by attendees on the walking group.



The walking group were asked to collect photos based on the following questions:

1. A place, building or space that you consider important to the character of the area, and why?
2. A place, building or space that you would change / improve and why?
3. A place, building or space that you would want to keep the same and why?
4. An example of housing that you think is successful or un-successful and why?

Briefing at the Strategic Planning and Environment Overview and Scrutiny Committee (SPAEOOSC) - 24th November 2021.

This was presented to members by the Hemel Place Strategy Programme Manager at the Council, who updated members on the progress of the design codes work. The details of this meeting can be viewed on the Dacorum Borough Council website⁶.

Engagement with Officers

Workshop 1 – July 2021

The goal of this workshop was to discuss Paradise Lane in the context of the town centre and gain understanding of officers' experience and knowledge about the site and Hemel Hempstead town centre. This workshop was facilitated by three representatives from Tibbalds, and was attended by eighteen officers from Dacorum Borough Council, and five officers from Hertfordshire County Council. This workshop included an introduction, project brief and scope. This was followed by breakout discussions, where the attendees split into the three groups, and undertook a themed SWOT analysis on the Paradise Site and the wider Town Centre.

Workshop 2 – September 2021

This workshop took place via Microsoft Teams and twenty eight officers from Dacorum Borough Council were invited, with twelve attending the workshop, facilitated by three members from Tibbalds attending also. The workshop ran in the form of two breakout rooms. The aim of this workshop was to discuss the three main points of height and massing; movement and parking and use of open space. There was further discussions on the priorities that need to be considered in the Paradise Design Codes project.

Workshop 3 – December 2021

This workshop took place via Microsoft Teams and focused on the Development Management Team. This was facilitated by three representatives from Tibbalds, and attended by 22 Dacorum officers. The aim of this workshop was to gather feedback on the design code prior to the final submission to DLUHC. The way the workshop ran was that Tibbalds gave a presentation on the vision, masterplan and draft code as well as talking about the approach to design codes and how this can be used by officers when determining planning applications on the Paradise site.

⁶ <https://democracy.dacorum.gov.uk/ie/ListDocuments.aspx?CId=177&MId=2823>

Appendix C: Full Text of Responses

Alternatively, you can view all responses made on the consultation webpage, by visiting our consultation portal⁷.

⁷ <https://consult.dacorum.gov.uk/kse/event/37164>

Paradise Design Code Response Report

ID	PDC2
Person ID	489736
Full Name	mrs jenny McEntee
Organisation Details	
Person ID	
Username	
Organisation Details	
Created On	28/10/2022 19:10:27
PDG Q - Please provide your comments here:	<p>The PARADISE area needs improving. The plans sound good. BUT what about Hemel Hempstead Town Centre? WHAT about the empty shops? A plan to develop those is so important. The Plans for Paradise Design Code will be marred by an empty town centre, in walking distance that is under used.</p> <p>You will not attract businesses if that area is in decline. There are empty shops large and small that could be developed into business hubs and community spaces.</p> <p>We need more housing BUT?</p> <p>WHO is paying for this development?</p> <p>Dacoram Council? Are they contributing financially to the cost? If it is part of Levelling Up Agenda?</p> <p>Is it cheaper to develop what exists in the town centre?</p>
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC4
Person ID	1330411

Full Name	Andrew Butler
Organisation Details	
Person ID	
Username	
Organisation Details	
Created On	03/11/2022 17:26:33
PDG Q - Please provide your comments here:	<p>Hertfordshire Fire and Rescue Service Response:</p> <p>Dacorum Borough Council - New Consultation on the Paradise Design Code - Draft SPD</p> <p>Hertfordshire Fire & Rescue Service's (HFRS) capacity to deliver an emergency response is not unduly affected by individual developments even if they are fairly sizeable. However, the 'cumulative effect' of potential developments may impact our capacity and likely place additional demand on fire and rescue resources. The predicted planning assumptions in and around the greater Dacorum Borough area may lead towards a situation where HFRS's ability to continue providing a suitable response within our agreed timescales may be compromised.</p> <p>Any additional demand in terms of the need for additional capital investment in new facilities and funding for additional equipment, and on revenue budgets for firefighters, officers and support staff. HFRS (via Hertfordshire County Council) will seek advice on planning obligations towards fire and rescue services via Section 106 (S106) of the Town and Country Planning Act 1990 and also ask for consideration under the Community Infrastructure Levy (CIL) where applicable. Contributions may be sought from development schemes which have the potential to increase the demand on the Service as currently provided across the respective Council area.</p> <p>HFRS would request that planners and developers continue to consult on requirements for the provision of water supplies and that the fire hydrant(s) served by the mains water supply shall be provided prior to any dwellings being occupied and to the satisfaction of the Fire & Rescue Service. The expansion of Hemel Hempstead through development provides an opportunity for planning authorities to take a national lead by applying a proactive approach towards protecting the community and infrastructure through in-built fire suppression systems. HFRS would recommend greater inclusion of</p>

	<p>Automatic Water Suppression Systems (AWSS) in the built environment. Sprinklers save lives, protect property, reduce the impact of fire on the environment and support UK businesses by reducing interruption.</p> <p>Fire safety and high-rise residential buildings (from 1 August 2021) - Measures to ensure fire safety matters are incorporated at the planning stage for schemes involving a relevant high-rise residential building. Measures to ensure the consideration of fire safety matters as they relate to land use planning are incorporated at the planning stage for schemes involving a relevant high-rise residential building. The requirements of this legislation apply to applications for planning permission made on or after 1 August 2021 as a result of the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 ("the 2021 Order").</p>
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC7
Person ID	1330586
Full Name	Eileen Heylin
Organisation Details	
Person ID	
Username	
Organisation Details	
Created On	07/11/2022 17:08:29
PDG Q - Please provide your comments here:	It is absolutely essential that sufficient parking is provided for residents and firms otherwise the lovely plan will be spoiled by parking all over the place (as now). Parking by those visiting the town for shopping etc must not be allowed here.
Upload Supporting File - Please upload any supporting evidence here:	

Include files	
Officer Comment - Officer Comments:	
ID	PDC9
Person ID	1148744
Full Name	Richard Carr
Organisation Details	TFL Planning Team Transport For London
Person ID	
Username	
Organisation Details	
Created On	18/11/2022 15:21:42
PDG Q - Please provide your comments here:	Thank you for consulting Transport for London (TfL). I can confirm that we have no comments to make on the draft SPD
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	TFL No Comment
ID	PDC11
Person ID	1209953
Full Name	Planning Team
Organisation Details	Planning Team Affinity Water Limited
Person ID	
Username	
Organisation Details	
Created On	22/11/2022 12:09:38

<p>PDG Q - Please provide your comments here:</p>	<p>Whilst we have no specific comments relating to the information included within the Design Code SPD being consulted on, we note that there is no mention of water efficiency within the document.</p> <p>Being within a Government designated 'water stressed area', we expect that developments in this location will include water efficient fixtures and fittings to meet the requirement of 110/litres/person/day. Measures such as rainwater harvesting and grey water recycling help the environment by reducing pressure for abstractions in chalk stream catchments. These measures minimise potable (i.e. treated to a level suitable for drinking) water use by reducing the amount of potable water used for washing, cleaning and watering gardens.</p> <p>You may be aware that water efficiency measures are also required by the Building Regulations. The building regulations set a specific water use standard that is appropriate for all new development proposals. Part G2 of the Regulations requires a maximum of 110 litres per person per day in an areas designated as water stressed areas where a condition that the dwelling should meet the optimum requirement is imposed as part of the process of granting planning permission.</p>
<p>Upload Supporting File - Please upload any supporting evidence here:</p>	
<p>Include files</p>	
<p>Officer Comment - Officer Comments:</p>	<p>Affinity Water No comment</p>
<p>ID</p>	<p>PDC13</p>
<p>Person ID</p>	<p>1207475</p>
<p>Full Name</p>	<p>Natural England</p>
<p>Organisation Details</p>	<p>Consultations Team Natural England</p>
<p>Person ID</p>	
<p>Username</p>	
<p>Organisation Details</p>	

Created On	22/11/2022 12:29:18
PDG Q - Please provide your comments here:	<p>Thank you for your consultation on the above dated 28 October 2022, which was received by Natural England on 28 October 2022.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.</p> <p>While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major effects on the natural environment, but may nonetheless have some effects. We therefore do not wish to provide specific comments, but advise you to consider the following issues:</p> <p>Green Infrastructure</p> <p>This SPD could consider making provision for Green Infrastructure (GI) within development. This should be in line with any GI strategy covering your area. The National Planning Policy Framework states that local planning authorities should ‘take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure’. The Planning Practice Guidance on Green Infrastructure provides more detail on this.</p> <p>Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities.</p> <p>There may be significant opportunities to retrofit green infrastructure in urban environments. These can be realised through:</p> <ul style="list-style-type: none"> • green roof systems and roof gardens; • green walls to provide insulation or shading and cooling;

- new tree planting or altering the management of land (e.g. management of verges to enhance biodiversity).

You could also consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.

Further information on GI is include within The Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "Good Practice Guidance for Green Infrastructure and Biodiversity".

Biodiversity enhancement

This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.

Landscape enhancement

The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might makes a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.

For example, it may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site, provision is made for succession planting so that new trees will be well established by the time mature trees die.

Other design considerations

The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 180).

Strategic Environmental Assessment/Habitats Regulations Assessment

A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While

	<p>SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p> <p>Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again. Please send all planning consultations electronically to the consultation hub at consultations@naturalengland.org.uk.</p>
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC15
Person ID	1331272
Full Name	Sophie Groombridge
Organisation Details	Designing Out Crime Officer Hertfordshire Constabulary
Person ID	1331266
Username	SJGroombridge18
Organisation Details	
Created On	28/11/2022 11:44:21
PDG Q - Please provide your comments here:	<p>Prevention First - Security and crime prevention , building developments to the Police security standard Secured by Design.</p> <p>Designing out crime and building developments to the police preferred minimum security standard Secured by Design (SBD) creates secure, safer and sustainable environments providing a better quality of life for the residents living in the area. Commercial and industrial sites, footpaths, play areas, retail units, landscaping ,car parking areas and lighting can all be designed to reduce the fear of crime and have a significant impact on anti-social behaviour . There are also substantial environmental benefits to designing out crime, research indicates that the carbon cost of crime in the UK is in the region of</p>

	6,000,000 tonnes of CO2. Independent academic research suggests that housing developments built to the Secured by Design standard have 25% less criminal damage, 25% less vehicle crime and 87% less burglary. Incorporating crime prevention and security into the local plan would ensure the police continue to work with the planning department in the future to provide safer environments for living, working and leisure.
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC17
Person ID	1277375
Full Name	Planning Admin
Organisation Details	Planning Admin Canal & River Trust
Person ID	
Username	
Organisation Details	
Created On	29/11/2022 14:39:57
PDG Q - Please provide your comments here:	<p>Thank you for your consultation on the Paradise Design Code Draft Supplementary Planning Document.</p> <p>The SPD area is not close to the Trust's infrastructure, and we therefore have no comments to make on the SPD.</p>
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	No comment
ID	PDC19

Person ID	1151958
Full Name	John Battye
Organisation Details	
Person ID	
Username	
Organisation Details	
Created On	29/11/2022 15:04:40
PDG Q - Please provide your comments here:	<p>Previous DBC planning consultations have clearly flagged up residents' concerns regarding the continuing inability of infrastructure provision to keep pace with housing developments. Inadequate healthcare provision has been demonstrated to be among the most important of those concerns.</p> <p>It is, therefore most disappointing and worrying that the Paradise consultation treats the site and extent of Hemel Hempstead Hospital establishment as yet another opportunity to build another 460 homes and the necessary school with no mention whatsoever of the future extent of healthcare provision. Page 16 merely describes and illustrates the site as earmarked for "future growth." Pages 72 and 101 mention "the future neighbourhood to the north." The 3 D images in Appendix A (page 81) do not feature the hospital at all.</p> <p>It is already clear that West Herts Health Trust intend to run down healthcare facilities at Hemel Hempstead (possibly to nothing in 15 years' time) and concentrate activities in wholly unsuitable buildings on a wholly unsuitable site in Watford. The hospital buildings at Hemel are already suffering from (deliberate?) neglect at a time when they offer an opportunity to relieve bed-blocking elsewhere.</p> <p>While the initial plans for Paradise might be desirable it will be unacceptable to many residents if it emerges that Dacorum's own council and planners are effectively conniving with WHHT in the ultimate disappearance of proper healthcare facilities for the growing population of the most populous borough in SW Herts.</p>

	DBC should be fighting for better healthcare on behalf of its taxpaying residents.
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	No comment
ID	PDC21
Person ID	1207333
Full Name	Growth and Infrastructure Unit
Organisation Details	Growth and Infrastructure Unit Hertfordshire County Council
Person ID	
Username	
Organisation Details	
Created On	30/11/2022 10:06:57
PDG Q - Please provide your comments here:	Please find attached HCC's response to the Paradise Design Code Draft SPD.
Upload Supporting File - Please upload any supporting evidence here:	6103556
Include files	HCC Reps to the Paradise Design Code SPD.pdf
Officer Comment - Officer Comments:	Response as a file
ID	PDC1
Person ID	1158506
Full Name	Meenakshi Jefferys
Organisation Details	
Person ID	
Username	

Organisation Details	
Created On	28/10/2022 18:45:37
PDG Q - Please provide your comments here:	I have not seen anything on energy efficiency or mention of ground source heat pump, solar panels or carbon emission targets. What about district heating?
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC3
Person ID	1330409
Full Name	Jonathan Kempster
Organisation Details	
Person ID	
Username	
Organisation Details	
Created On	03/11/2022 16:51:42
PDG Q - Please provide your comments here:	The sustainability criteria in your plan cannot be met without public transport infrastructure provision. I cannot travel to this site because there is no public transport available to take me there. I am disenfranchised as a result.
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC6
Person ID	1330555
Full Name	Faye Morley
Organisation Details	

Person ID	
Username	
Organisation Details	
Created On	07/11/2022 11:39:25
PDG Q - Please provide your comments here:	<p>Hello,</p> <p>This response is sent by the Property Planning Team at Hertfordshire County Council (HCC) on behalf of the County Council as a landowner.</p> <p>HCC as landowner have no comments to make on the Paradise Design Code - draft supplementary planning document.</p> <p>Please contact me if you wish to discuss.</p> <p>Kind regards Faye</p> <p>Faye Morley Senior Planning Officer Property Resources Hertfordshire County Council County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CH0313 T: 01992 556732 Internal: 26732 Facebook Twitter Update me</p>
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC8
Person ID	1207250
Full Name	Stephen Garelick
Organisation Details	GMB Union

Person ID	
Username	
Organisation Details	
Created On	16/11/2022 10:24:24
PDG Q - Please provide your comments here:	<p>In reference to section 2 the presumptions in relation to multi modal transport is not sufficient in detail or understanding of how access to both commercial and residential premises required and the space to provide services. GMB Union represent members who work for food service companies who typically deliver in to well known companies such as Pizza Express, Pret a Manger, Subway who require access at varying times given the size of vehicles appropriate parking will be required. Drivers cannot circle in the hope a space will open up as this not only causes environmental issues but delays on time sensitive deliveries, similarly Evri and Yodel courier members already suffer significant delays when delivering to both commercial and residential buildings and spaces must be available. No consideration has been applied for Private hire or Taxi access or ranking and for those who are reliant on food deliveries similar facilities will need to be incorporated. The access required for take away delivery will also require improved consideration. A deep dive in to accessibility and availability of charging points must be made to ensure capacity is met as growth in this area continues.</p> <p>GMB desire that in construction all contractors provide the facility for workers to be apprised of union rights and that Health and Safety visits are a frequent part of engagement whilst the development is under construction.</p>
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC10
Person ID	1330901
Full Name	Philip Aylett
Organisation Details	

Person ID	
Username	
Organisation Details	
Created On	22/11/2022 09:52:54
PDG Q - Please provide your comments here:	<p>I am pleased that the Council is planning for the development of Paradise and Wood Lane. The area has clearly grown haphazardly over the years and there is a need to make much better and more considered use of the space, to provide housing and other amenities and a more fitting approach to the town from the east. I have no comments on the detailed proposals, which I hope will bring about a substantial improvement on the existing situation.</p> <p>However, as Chair of Dacorum Health Action Group, which campaigns for better health services for the Borough, I would like to make some specific comments on a topic which I believe has direct relevance to the future of the Paradise area – the presence just a few metres away of Hemel Hempstead Hospital.</p> <p>An extension and other changes to the Hospital were given outline planning approval by the Council earlier this year – see planning application 22/01641/OUT. The planning statement for the application set out a continuing, clear and important role for the Hospital in the provision of health services in West Hertfordshire. This is from page 4:</p> <p><i>Hemel Hempstead Hospital will serve as the Trust's planned medicine centre treating long term conditions as well as an urgent treatment centre and diagnostic facilities.</i></p> <p>This activity already includes nearly 100,000 diagnostic tests, over 40,000 urgent care cases and 76,000 outpatient appointments annually, with some increases in these numbers planned.</p> <p>By any standards, this is, or should be, a major asset for the town, situated close to the Paradise area. It is very conveniently located along not one but three of the code's intended 'strategic pedestrian/cycle routes' to the north. In future Hemel Hospital will be accommodated exclusively in the Verulam building in the south of its current site, with the other (northern) parts of the Hemel Hospital estate being demolished to allow construction of a residential neighbourhood. Nevertheless, the services provided in the remaining Hospital</p>

building will still make it an attractive facility for future residents of the Paradise area.

It is, therefore, very disappointing that the draft code treats the Hospital largely as if it is destined to be merely a site for future residential development. It makes no distinction between the planned new northern residential neighbourhood and the Verulam building which, according to the Trust, will be retained as a working hospital.

This failure to take proper account of an important and relevant local public service facility is a serious gap in the draft code, which should be remedied when the final code is produced. Developers and potential residents will appreciate the presence of planned and urgent medical care so close to homes and workplaces. An appropriate reference to the Hospital would also be a positive sign that Dacorum Council expects the Trust to provide hospital care conveniently close to home for the people of the Borough, for the foreseeable future.

There is one major problem, however. The Trust has stated that, as a matter of policy, it will not in future be carrying out some items of backlog maintenance in the remaining Verulam building. This is deliberate neglect, contrary to NHS guidance on maintenance, that will lead inevitably to deterioration of the building. In fact, the Verulam building is already poorly maintained, with large sections of shabby guttering choked with what appears to be many months' accumulation of debris, weeds and grass. A photograph of the roofs of the building, taken from close to the top entrance, is attached.

There is to be a review of the locations of the Trust's planned care services after 15 years. The danger is that, at that point or even before, in the absence of solid and enthusiastic support for Hemel Hempstead Hospital from Dacorum's local authority, the Trust will feel able to close this increasingly expensive, neglected and failing building. This will help them to press on with their inequitable policy of concentrating as many services as possible at the cramped and inaccessible Watford General site.

The people of Dacorum, Hertfordshire's most populous borough, will finally have lost the battle for decent, convenient, fair hospital provision. Our elected representatives must not allow this to happen on their watch.

Philip Aylett

Upload Supporting File - Please upload any supporting evidence here:

6099034

Include files	20221117_095252 (4).jpg
Officer Comment - Officer Comments:	
ID	PDC12
Person ID	1207490
Full Name	Planning Policy Team
Organisation Details	Planning Policy Team North Hertfordshire District Council
Person ID	
Username	
Organisation Details	
Created On	22/11/2022 12:10:56
PDG Q - Please provide your comments here:	Thank you for notifying us of the above consultation. North Herts Council have no comments to make.
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	North Herts No comment
ID	PDC14
Person ID	1059773
Full Name	Mrs Anna Barnard
Organisation Details	
Person ID	
Username	
Organisation Details	
Created On	24/11/2022 19:42:46
PDG Q - Please provide your comments here:	As Jellicoe envisaged, Hemel Hempstead should be a town in a landscaped setting. Regrettably, over the last years this has been ignored with the town turning its back on the Water Gardens, the Moor is being overshadowed by

high rise buildings and now the plan for Paradise has yet again concentrated on outdated hard urban landscape with only lipservice paid to integrating the open space of the nature reserve.

Yet again the only buildings are flats and more flats in increasing heights causing canyon effects. They are flat roofed boxes of unimaginative designs. Whilst it is appreciated that Dacorum is under pressure to provide more housing, the exact number is currently being questioned. The Hospital site is stated as providing a possible 430 dwellings and this scheme states a further 350 with NO family housing. With limited public open space and no green public open space, this will only lead to more pressure on the adjacent Nature Reserve (thus reducing the nature quality) and further afield, the Ashridge Beechwoods. Surely some family houses with private open space could go some way to reducing this pressure. At present there is nowhere for children to play or for residents to relax in green space within the developments.

The East-West connectivity must be enhanced with the green infrastructure brought into the town not just stuck on the periphery. A much more enhanced link should be provided between the existing open space and the town, especially towards Park Lane which is currently an eyesore and an example of ad hoc development.

The height of buildings should be lower adjacent to the existing open space, especially as seen descending the hill (perhaps an opportunity for some well designed family houses at the entrance to the town?)

If the Council is serious about tackling climate change then far more trees must be planted and solar panels provided on all the roofs of the buildings - inaccessible green roofs are pointless as they will not be maintained nor seen if the buildings are several storeys high.

In general this is a sterile, soulless proposal which has missed opportunities for imaginative design, carbon neutral buildings within a green landscaped setting - just more of the same high rise developments with little attempt at providing an attractive community flowing into the town with and increased soft green landscape brought further into the town. Yet another concrete jungle. A poor show for this important Chilterns Town.

Upload Supporting File - Please upload any supporting evidence here:

Include files	
Officer Comment - Officer Comments:	
ID	PDC16
Person ID	1331286
Full Name	JANE WAKELIN
Organisation Details	Architects and Planning Consultants Breakspear Medical
Person ID	1331280
Username	wakelinassocs
Organisation Details	
Created On	28/11/2022 16:42:55
PDG Q - Please provide your comments here:	<p>02 Movement Pages 20-28</p> <p>The Paradise Design Guide (PDG) July 2022 refers, under Section 02: Movement, to the location of the Paradise site as being 'within in the heart of the town' and in a 'central location'. As such we consider that further consideration should be given to the amount of proposed vehicle required in this location, in order that it may be compliant with DBC Parking Policy. The level of parking required on any redevelopment site will have a fundamental impact on the nature of the design, the need for underground parking and the level of amenity space offered.</p> <p>To accommodate potential variations in parking demand within a single area, Dacorum Borough Council (DBC) have a Zonal Parking Standard, which gives consideration to varying parking demand within three separate Zones with the Borough, ref: DBC Parking Standards Supplementary Planning Document November 2020. This Parking Standards SPD proposes 'standards', rather than upper to lower limits, with the option to reduce these standards in certain locations, for example areas which are well located in terms of proximity to public services, shops and recreational facilities. <i>'The purpose of this SPD is to provide parking standards which are (1) reflective of the current situation in the borough but (2) allow for some flexibility to encourage trends towards lower car ownership in some accessible higher</i></p>

	<p><i>density locations'</i> Ref: para 3.1 DBC Parking Standards SPD November 2020.</p> <p>The Parking Standards SPD goes further to state that the aim of policy should be <i>'to encourage or 'nudge' a gradual downward trend in car ownership and use in the most accessible locations'</i> para 3.3 . If vehicle movements are not to dominate the street scene within Paradise every opportunity should be taken to encourage lower levels of car dependency. This could clearly be done with a reduction in parking standards within this particular location. We consider that the site should be consistently categorised as within Zone 1 for parking provision rather than Zone 2.</p>
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	
ID	PDC18
Person ID	1270226
Full Name	Mr SAM W
Organisation Details	
Person ID	
Username	
Organisation Details	
Created On	29/11/2022 14:52:13
PDG Q - Please provide your comments here:	<p>Here are my comments:</p> <ul style="list-style-type: none"> - I do not think we should be building on any more green spaces. - There should always be more nature and less building. - I very think flat roofed building are ugly although gardens are on top of them are obviously better than just a roof. - I think the 'expressive balconies' above Greggs shown are very ugly.

Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	No comment
ID	PDC20
Person ID	1207365
Full Name	Historic England
Organisation Details	Historic England
Person ID	
Username	
Organisation Details	
Created On	29/11/2022 15:12:56
PDG Q - Please provide your comments here:	<p>Thank you for inviting Historic England to comment on the Draft of the Dacorum Borough Paradise Design Code. As the government's statutory adviser on the conservation and enjoyment of the historic environment, we are pleased to have the opportunity to comment on this document at this early stage.</p> <p>Overall, we welcome the production of this draft Design Code. We consider that it is a comprehensive document and support the principles of high-quality design and place-making that it contains. We welcome the recognition within these chapters of the need to understand and respect the existing character of Hemel Hempstead New Town as part of the design process. Hemel Hempstead contains a number of distinctive character areas, ranging from the Old Town to the New Town, all of which need to be understood and, where appropriate, respected as part of the design process.</p> <p>While we support the analysis, principles and guidance contained within the Draft Design code, we consider that the photographs and illustrations do not always adequately support interpretation of the code. This is a particular issue in relation architectural rhythms which are discussed in section 4 (Identity), and Appendix B (architectural character). For example, page 62</p>

includes a photo which the caption tells us illustrates 'regular horizontal rhythms'. However, an uncropped version of this same photo appears again on page 95 (Appendix B, Architectural Character) this time purporting to illustrate 'a balanced rhythm of façade'. Furthermore, while figure 4.14 attempts to graphically compare and contrast the two façade types, the diagram is too small, and open to interpretation. Finally, page 64 includes a photo showing stacked maisonettes which the caption says illustrates vertical façade elements, but the photo has been taken at an oblique angle making it difficult to see what is being illustrated.

Paragraph 12 of the National Model Design Code states that design codes should be visual and numerical wherever possible as this makes them easier to engage with, gives developers greater certainty about what may be acceptable, and can lead to faster decisions based on whether a proposal complies with a code. The existing photos within section 4 and Appendix B of the Draft Code are ambiguous, weakening its effectiveness and potentially causing delay in decision making. We would therefore suggest that more appropriate/effective photographs/diagrams are included to illustrate / demonstrate the principles being discussed.

Finally, there is just a factual correction to note in Appendix B, Heritage and Townscape. Figure B9: Built Heritage omits the Grade II listed Mosaic Map (Emett Mosaic) (LEN 1458900) which is a mosaic mural designed by Rowland Emmett and painted by Phyllis Butler of Carter Tiles Ltd, installed in 1960 on the south elevation of the Marlowes tiered car park in Hemel Hempstead, immediately to the east of the Water Gardens. We request that the figure is revised to include the listed mosaic. Finally, while we welcome the identification of 'buildings of architectural merit' in figure B9, it would be helpful if the plan could be revised to indicate which (if any) of these are also locally listed.

Conclusions

I hope that you find the above comments helpful. We'd like to stress that this response is based on the information provided by the Council in its

	consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise as a result of this plan, where we consider that these would have an adverse effect upon the historic environment. If you have any questions with regards to the comments made, then please do get back to me. I would be very happy to meet to discuss these comments further. In the meantime, we thank you for making us aware of this Masterplan and look forward to receiving subsequent consultations on this matter.
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	No comment
ID	PDC22
Person ID	1277421
Full Name	Billal Qureshi
Organisation Details	Planning Officer, Minerals & Waste Policy, E&I Hertfordshire County Council
Person ID	
Username	
Organisation Details	
Created On	30/11/2022 10:14:18
PDG Q - Please provide your comments here:	Thank you for consulting us on the Paradise Design Code - Draft SPD. We have no comments to make as Minerals and Waste Planning Authority.
Upload Supporting File - Please upload any supporting evidence here:	
Include files	
Officer Comment - Officer Comments:	No comment